



Hawthorn Grove, Oadby, Leicester, LE2 4ED

**ANDREW
GRANGER & CO**

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Property Description

Welcome to Hawthorn Grove, Oadby, Leicester - Situated on a stunning corner plot with approximately 0.6 acres of land, this charming property offers the perfect blend of space and potential. This executive detached house boasts 4 reception rooms, 4 bedrooms, and 3 bathrooms, providing ample living space for a growing family or those who love to entertain.

This property offers excellent scope for further extension subject to receiving the necessary building and planning consents.

Don't miss out on the opportunity to own a piece of this idyllic setting in Oadby on the prestigious Blackthorn Manor development. Embrace the potential this property holds and turn it into the home of your dreams.





Key Features

- Detached Family Home
- Four Double Bedrooms
- Family Bathroom and Two Ensuites
- Four Reception Rooms
- Extensive Plot Approaching 0.6 Acres
- Potential Development Subject To Planning Consents
- Detached Double Garage
- Prestigious Blackthorn Manor Oadby Development
- EPC - D

£1,100,000

Location

The property is situated within the sought after Oadby which provides great access to some of the best private and public schools found in Leicestershire. These include Leicester Grammar and High School, Brookside Primary School, Launde Primary School, Beauchamp College and Manor High School. A wide range of amenities are available along The Parade in nearby Oadby Town Centre, along with three mainstream supermarkets and further leisure/recreational facilities including Leicester Racecourse, University of Leicester Botanic Gardens, Parklands Leisure Centre and Glen Gorse Golf Club. The A6 is accessed via Florence Wragg Way giving direct access to the City Centre and major motorway links.

Viewings

All viewings should be arranged through Andrew Granger & Co.

Accommodation in Detail

Ground Floor

Entrance Hall

Via wooden glazed front door with two windows to front, radiator, cloaks cupboard with wooden double glazed window, staircase rising to the first floor.

Reception Room

With wooden double glazed bay window to the front elevation, radiator, coving to ceiling, coal effect gas fire set in marble effect surround, UPVC double glazed french doors to rear gardens, archway through to sitting room.

Sitting Room

With wooden double glazed bay window to rear elevation, radiator, coving to ceiling.

Kitchen

Fitted with a range of wall and base level units with worksurface over, double bowl sink, integrated appliances including fridge, freezer, dishwasher, built in "Neff" double oven with four ring gas hob with extractor fan over. Display cabinets. fitted breakfast bar, tiled floor and tiled splashback. Wooden double glazed window to rear elevation. archway and window to dining room.

Dining Room

With wooden double glazed bay window to rear elevation, radiator, coving to ceiling.

Conservatory

A UPVC and brick conservatory, patio doors leading onto the rear gardens.

Utility Room

Wooden double glazed window to the front elevation and Wooden double glazed door. Base level unit with worksurface over with sink. Wall mounted gas boiler, radiator, tiled splashback and space for washing machine.

Downstairs W.C

Comprising WC and pedestal wash hand basin, radiator and tiled floor. Wooden double glazed window to front elevation.

Study

Wooden double glazed window to front elevation, radiator, fitted desk unit with storage and matching eye level cupboards.

Downstairs W.C

Comprising WC and wash hand basin, radiator and tiled floor. Wooden double glazed window to front elevation.

Upstairs

Landing

Radiator, access to loft space, walk in airing cupboard





Bedroom One

With wooden double glazed windows to the front elevation, fitted wardrobes, radiator.

Ensuite to Master Bedroom

Fitted with a four piece suite comprising pedestal wash hand basin, w.c, bidet and tiled shower cubicle. Tiled splashback, ladder radiator. Wooden double glazed windows to the front elevation.

Bedroom Two

With wooden double glazed window to the rear elevation, fitted wardrobes, radiator and coving to ceiling.

Ensuite to Bedroom Two

Fitted with a three piece suite comprising pedestal wash hand basin, w.c and tiled shower cubicle. Tiled splashback, ladder radiator. Wooden double glazed windows to the side elevation.

Bedroom Three

With fitted wardrobes, wooden double glazed window to rear elevation, radiator

Bedroom Four

With fitted wardrobes, wooden double glazed window to rear elevation, radiator

Family Bathroom

Fitted with a five piece suite comprising pedestal wash hand basin, w.c and tiled shower cubicle. Tiled splashback, ladder radiator. Wooden double glazed windows to the side elevation.

Outside

Garage

Detached Double Garage with up and over doors.

Gardens

The property benefits from extensive grounds that wrap around the property. The property is approached via a blocked paved path and driveway leading to detached double garage, with a number of shrubs and trees to the front of the property. Gated side access leads to mainly laid to lawn rear garden with pathways leading to a gazebo and a summer house.

Anti Money Laundering

To comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 any successful purchaser/purchasers will be asked to provide proof of identity and we will therefore need to take copies of a passport/photo driving licence and a recent utility bill (not more than three months old). We will need this information before Solicitors are instructed.

Appraisals & Surveys

If you have a house to sell then we offer a Free Valuation, without obligation. Andrew Granger & Co undertake all types of Valuations including R.I.C.S. Homebuyer Survey and Valuation Reports, Valuations for probate, capital gains and inheritance tax purposes and Insurance Valuations. For further information contact our Surveying Department on .

Energy Performance Rating - D

Council Tax & Tenure

We understand the property to be freehold with vacant possession upon completion. Oadby & Wigston Borough Council - Tax Band G. Please be advised that when a property is sold, local authorities reserve the right to re-calculate the council tax band.



Floorplan



Floor plans are for identification purposes only. All measurements are approximate.
Created using Vision Publisher™



EPC Rating - D

Tenure - Freehold

Council Tax Band - G

Local Authority
Oadby & Wigston

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee



To arrange a viewing please contact our Oadby (Sales) office on 01162 429922

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